

FOR SALE OR LEASE



35 NW 20th Pl.

Medical/Office/Retail | 5,427 SF
For Sale \$1,600,000 | For Lease \$24 SF NNN

For additional details contact:

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YOUR URBAN REAL ESTATE RESOURCE

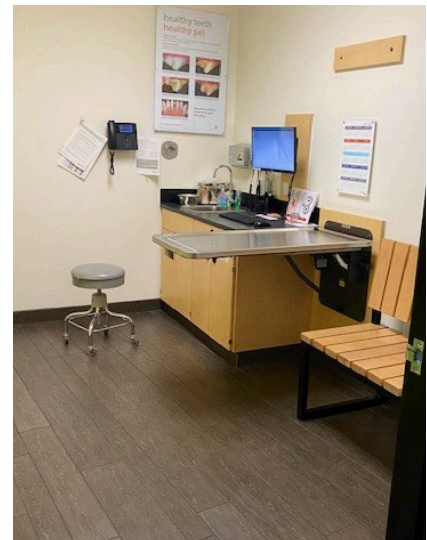
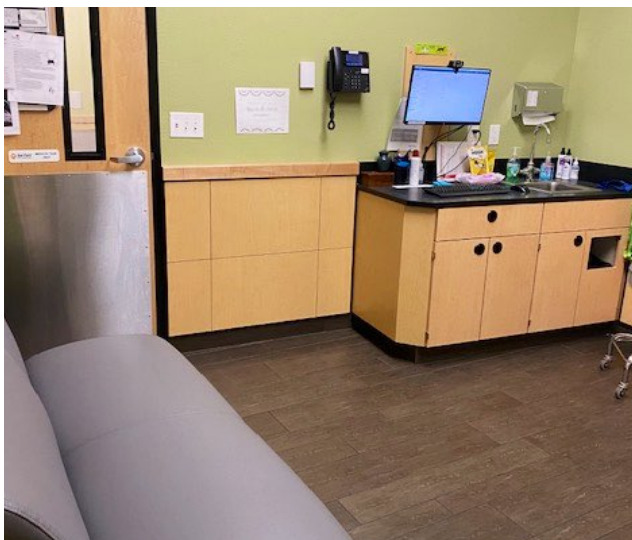
THE BUILDING

Built in 1921, this free standing building is **centrally located** in NW Portland across the street from Stadium Fred Meyer and within walking distance to Providence Park.

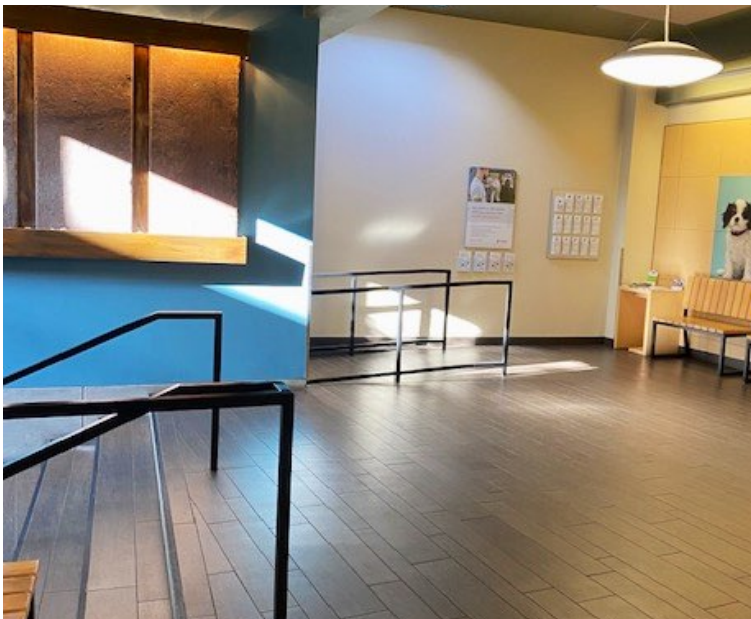


- Currently set-up as a medical clinic with 6 exam rooms, 2 restrooms and a waiting area *
- Bow truss ceilings, 12'5"
- Brick walls and wood beams
- Gated on-site parking (10 spaces)
- Zoning: CX - Central Commercial
- HVAC Upgrade in 2000 (5-ton gas pack) and 2007 (Two 4-ton split systems)
- Seismic Upgrade in 2000
- Roof Upgrade in 2000
- Plumbing and Electrical upgraded in 2000 to accommodate the kitchens and vents

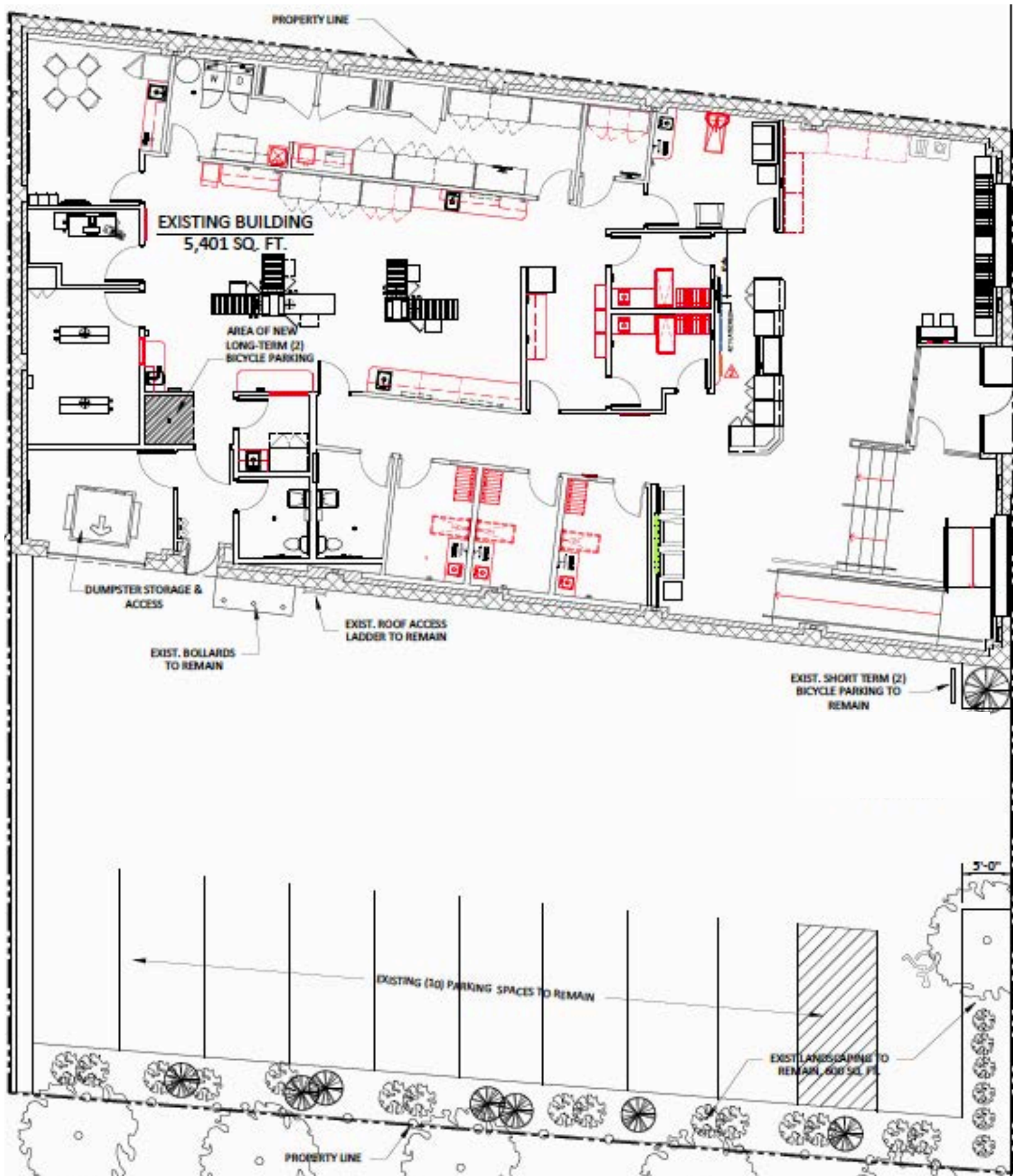
* Owner is willing to shell out existing infrastructure for different use, if desired.



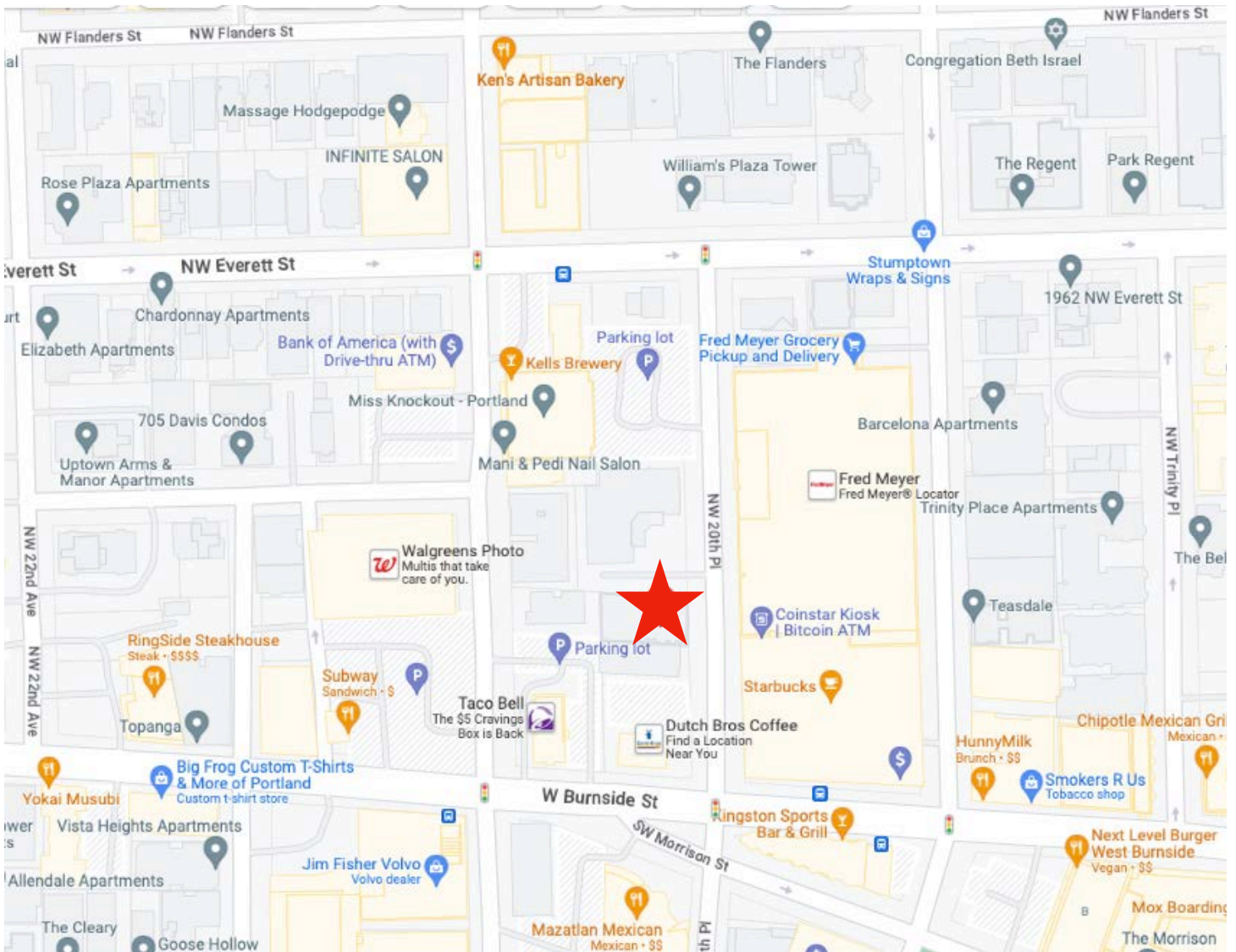
THE BUILDING



THE SPACE



THE NEIGHBORHOOD



SHOP

Fred Meyer
Walgreens
Portland Gear
Trader Joes
Crossroads Trading
Levi's Store
Ethan Allen
Urban Outfitters
Zupan's Market
Pottery Barn
Kitchen Kaboodle
Unleashed

EAT

Dutch Bros
Ringside Steakhouse
Mazatlan
HunnyMilk
Kells Brewery
Ken's Artisan Bakery
Salt & Straw
Elephants Delicatessen
McMenamins Blue Moon
Thai Bloom
Harlow
Serratto

PLAY

Providence Park
Cinema 21
Voicebox Karaoke
Mcmenamins Crystal Ballroom
Multnomah Athletic Club
Pope House Bourbon Lounge
Couch Park
International Rose Garden
Washington Park
Portland Japanese Garden
Pittock Mansion
Oregon Zoo

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.